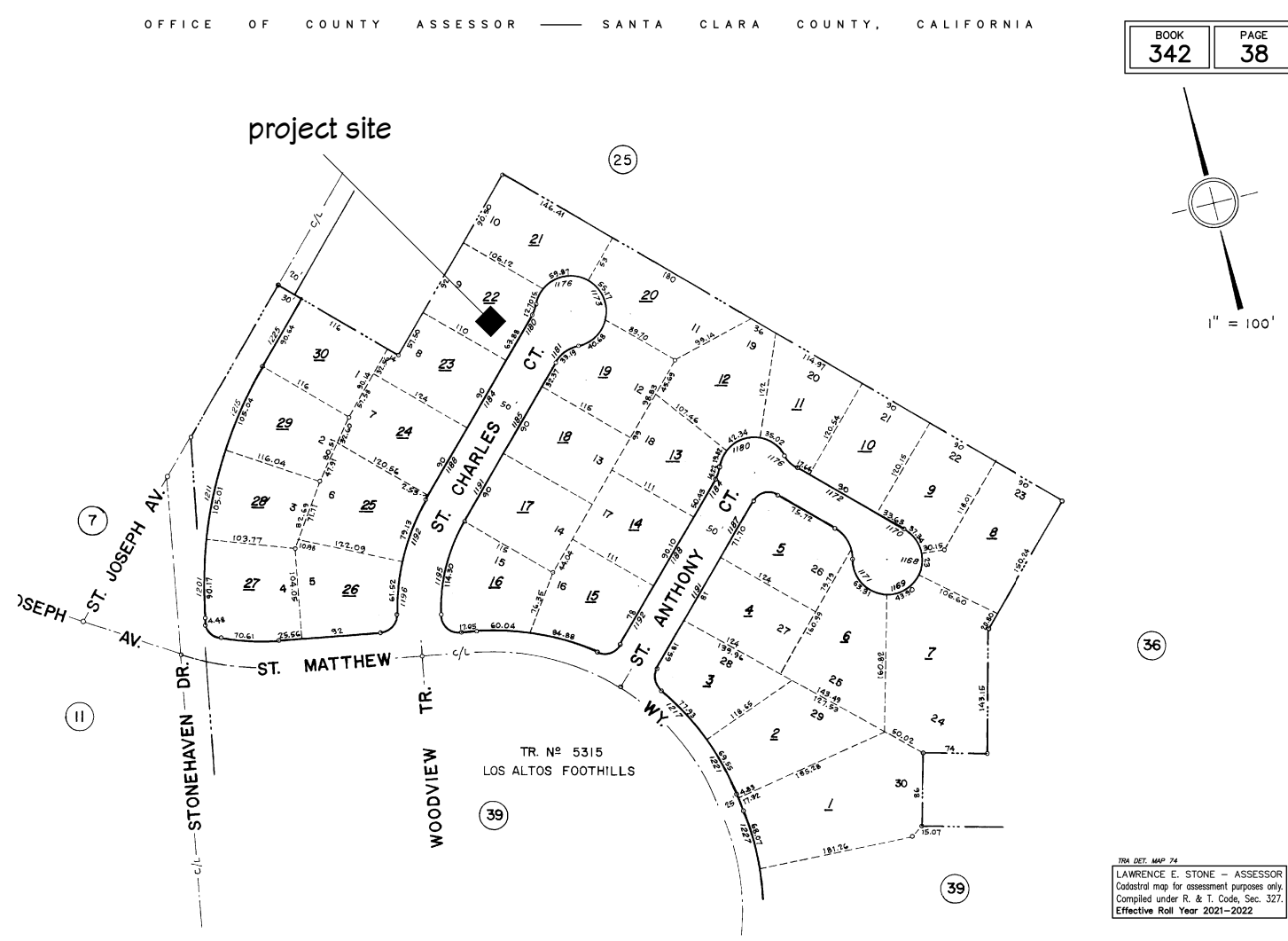
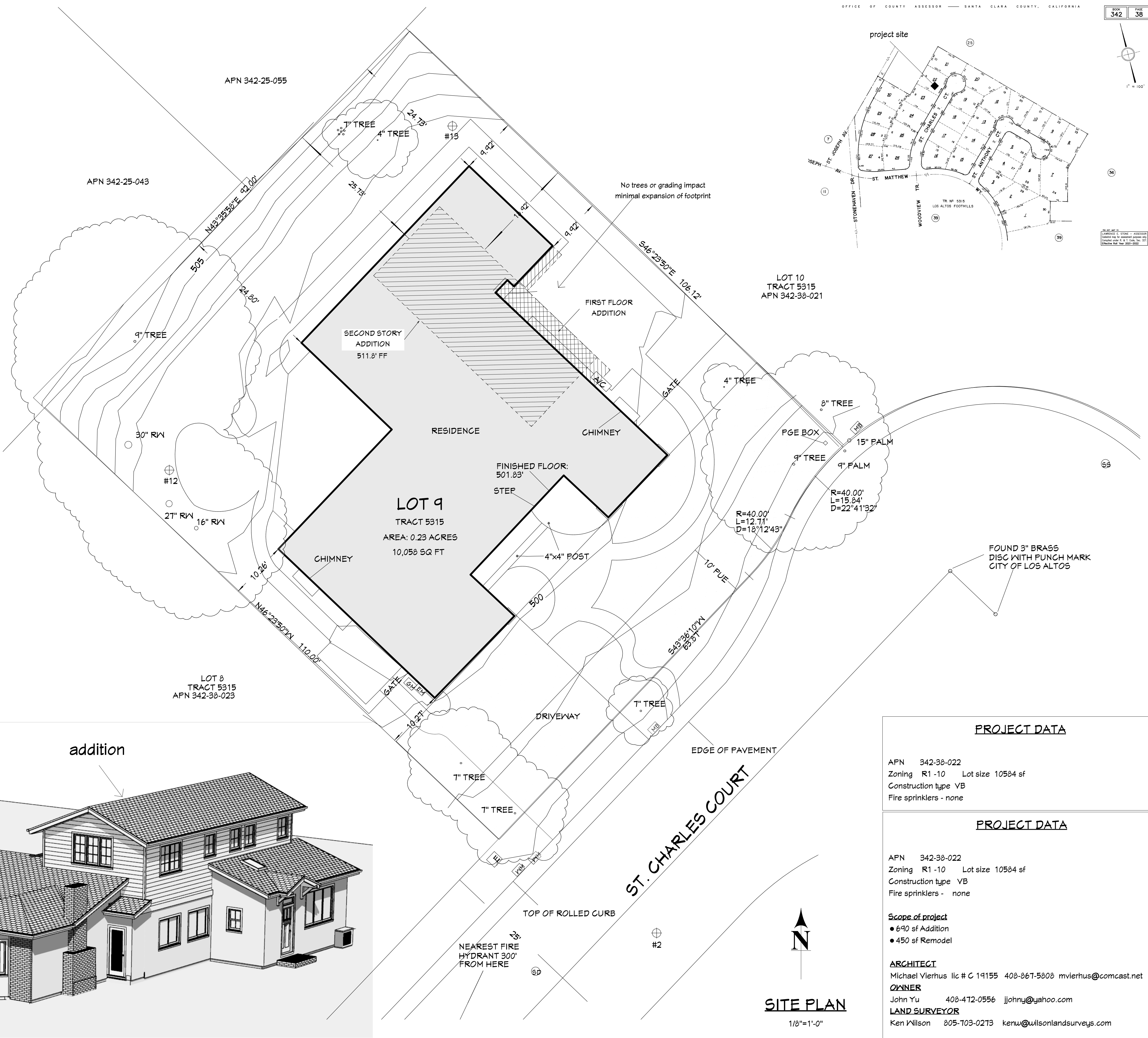
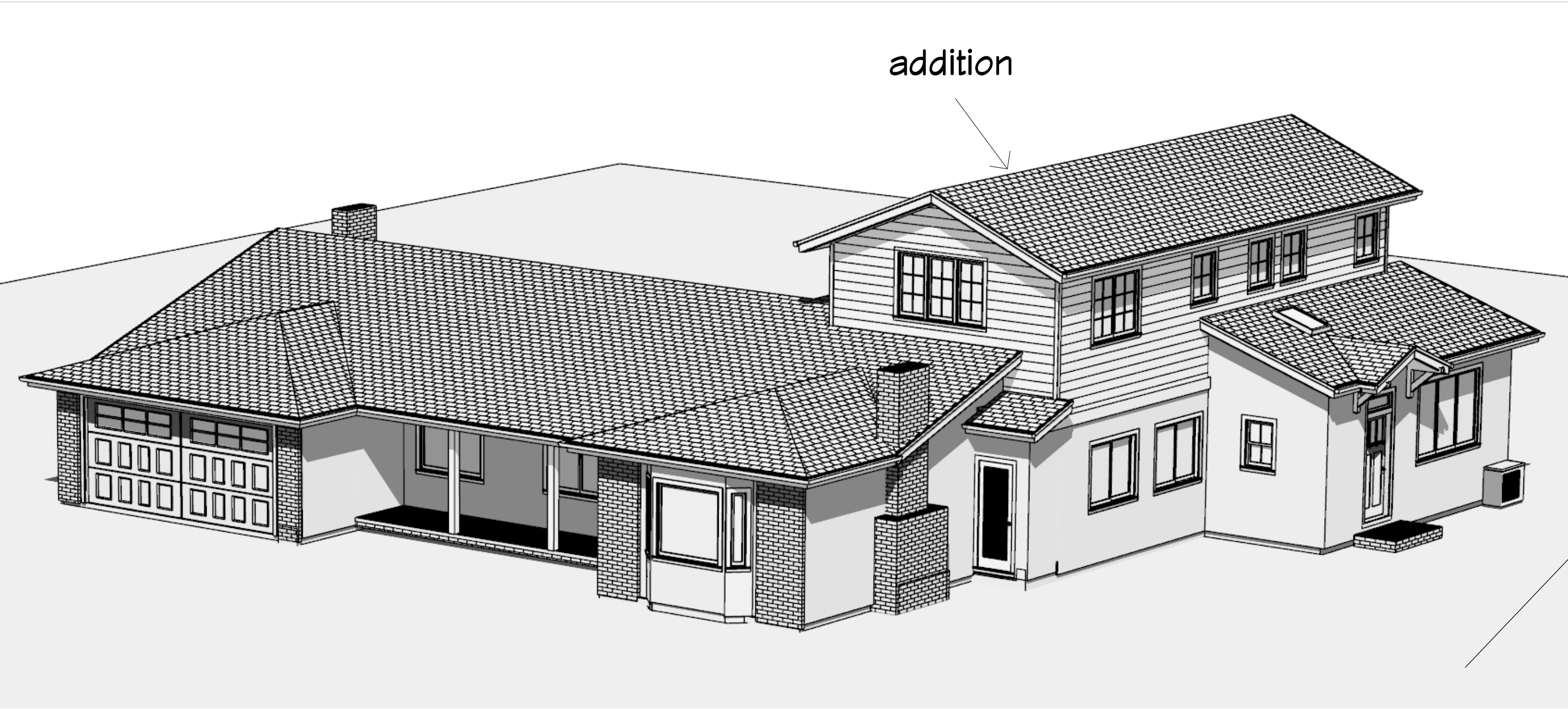


ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2912 square feet (29.7%)	3007 square feet (30.7%)	3520 square feet (35.7%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr. 2487 sq ft 2nd Flr. 10 sq ft Total: 2487 sq ft (24.7%)	1st Flr. 2582 sq ft 2nd Flr. 595 sq ft Total: 3177 sq ft (31.6%)	square feet (____%)
SETBACKS: Front Rear Right side (1 st /2 nd) Left side (1 st /2 nd)	25 feet 25 feet 9.92 feet / 2 feet 10.26 feet / 2 feet	25 feet 25 feet 9.92 feet / 2 feet 10.26 feet / 2 feet	25 feet 25 feet 10 feet / 17.5 feet 10 feet / 17 feet
HEIGHT:	10 feet	23'-9" feet	24 feet

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2487 square feet	690 square feet	3177 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	425 square feet	0 square feet	425 square feet

LOT CALCULATIONS	
NET LOT AREA:	10058 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	900 square feet (40%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 5500 sq ft Existing softscape (undisturbed) area: 4558 sq ft New softscape (new or replaced landscaping) area: 0 sq ft <i>Sum of all three should equal the site's net lot area</i>



PROJECT DATA

APN 342-38-022
Zoning R1-10 Lot size 10584 sf
Construction type VB
Fire sprinklers - none

PROJECT DATA

APN 342-38-022
Zoning R1-10 Lot size 10584 sf
Construction type VB
Fire sprinklers - none

Scope of project

- 690 sf Addition
- 450 sf Remodel

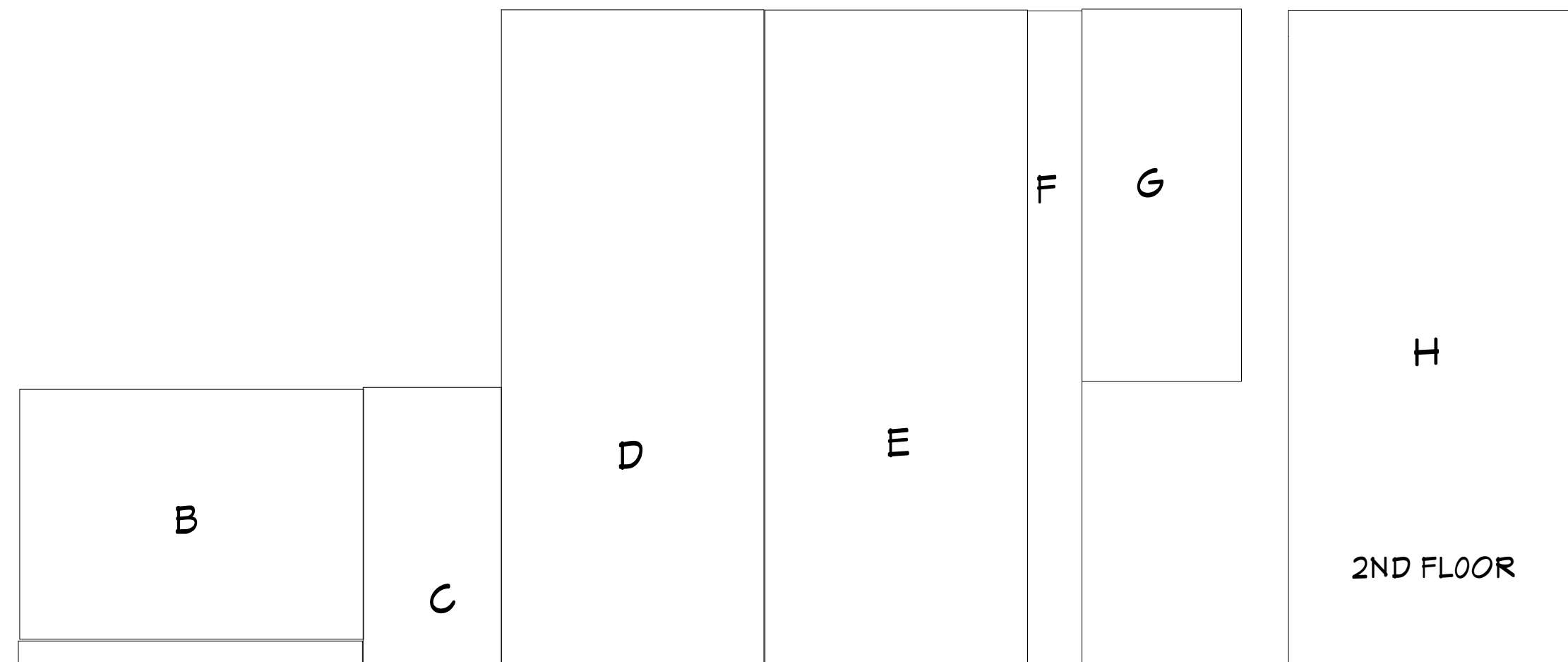
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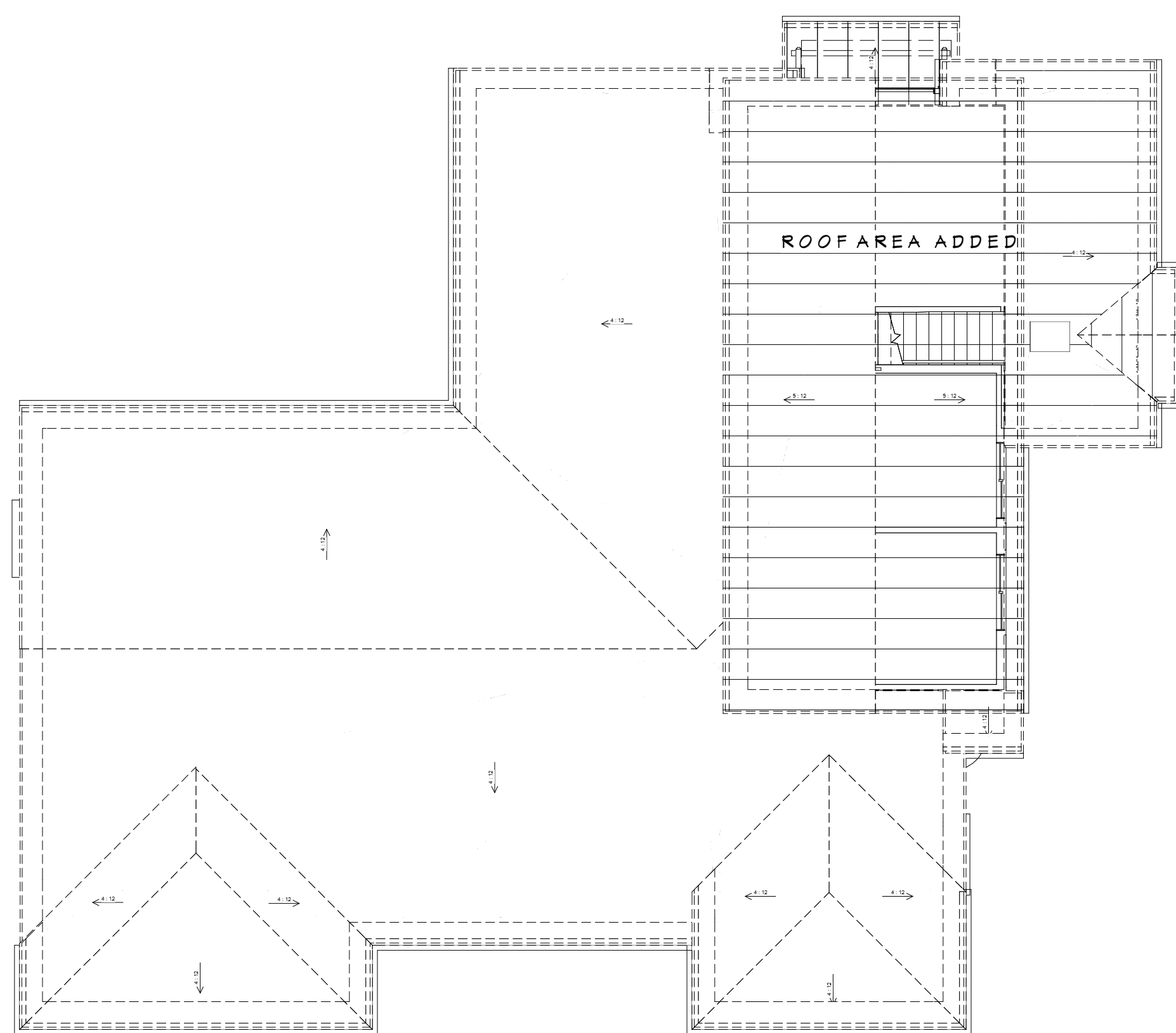
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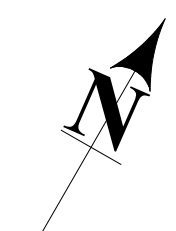
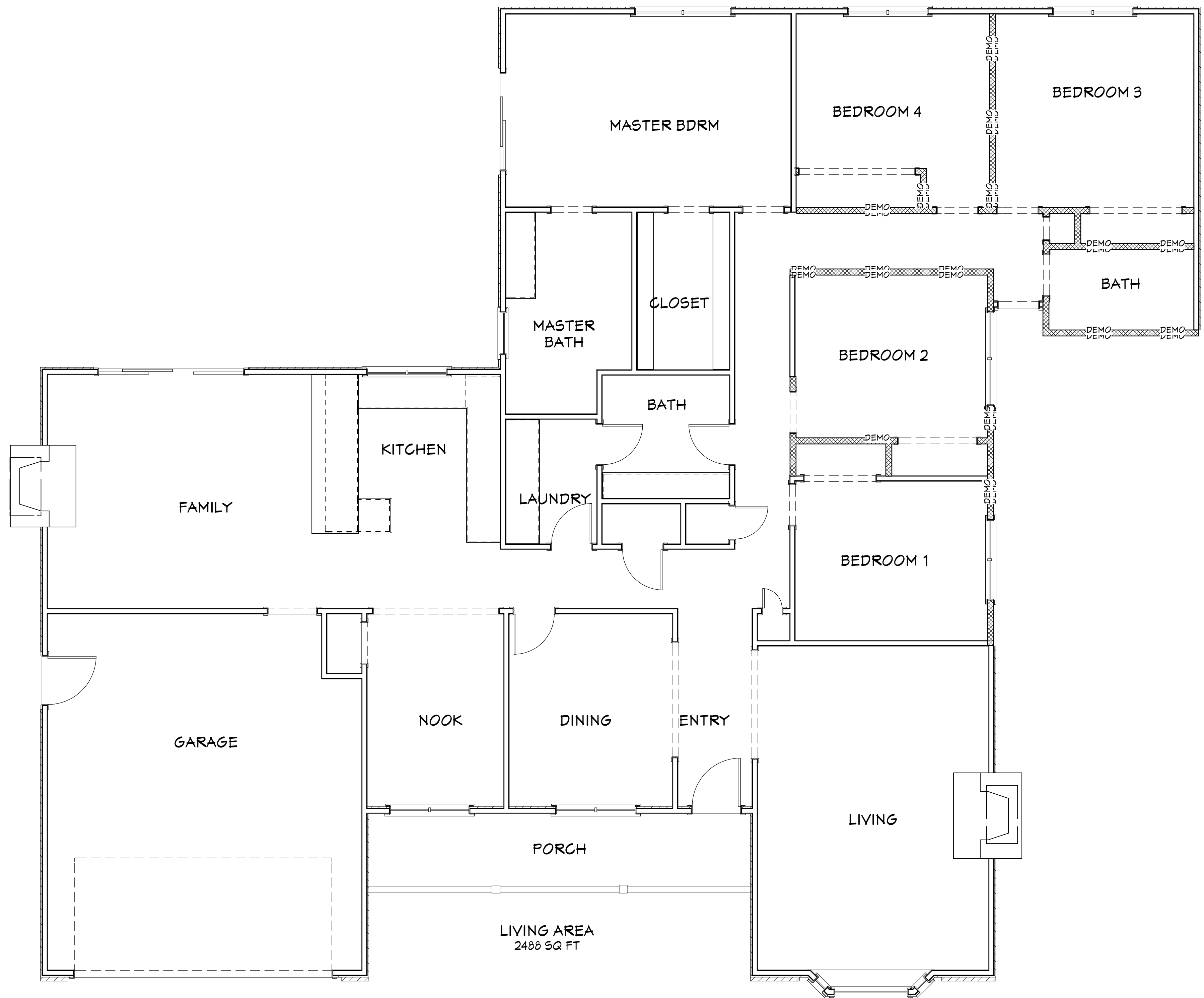


SQUARE FOOTAGE DIAGRAM
1/8"=1'-0"

Floor Area Calculations		
A	20'4" x 23'4"	473
B	20'4" x 14' 8"	298.5
C	8' x 27'8"	220.8
D	15'6" x 50'	775
E	15'6" x 60'4"	934.7
F	3' x 42'	126
G	9'6" x 11'	209
H	16'8" x 37'	614.2
Total floor area		3651.2
I	23'8" x 5'	118
Total Lot coverage		3154.8



PROPOSED ROOF PLAN
1/8"=1'-0"



DEMO PLAN
1/4"=1'-0"

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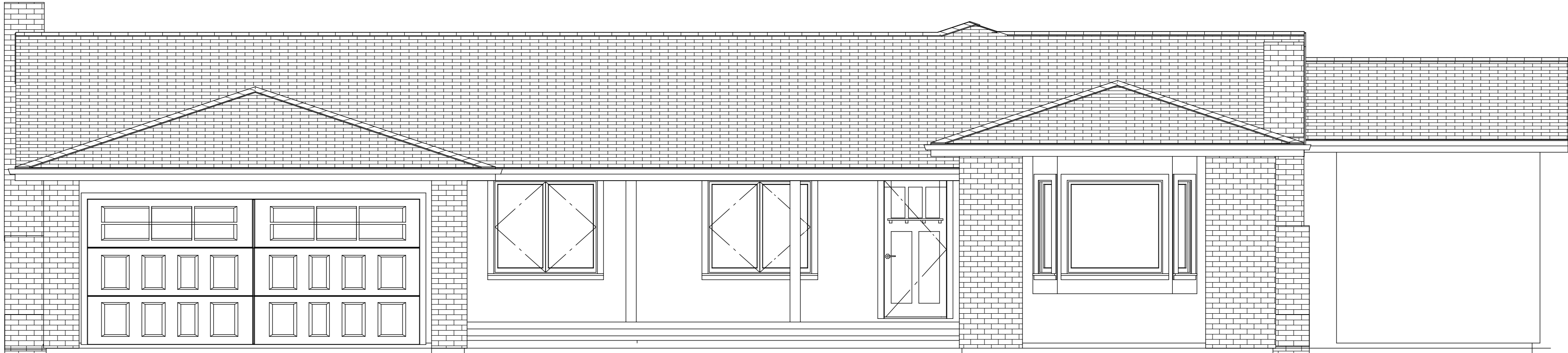
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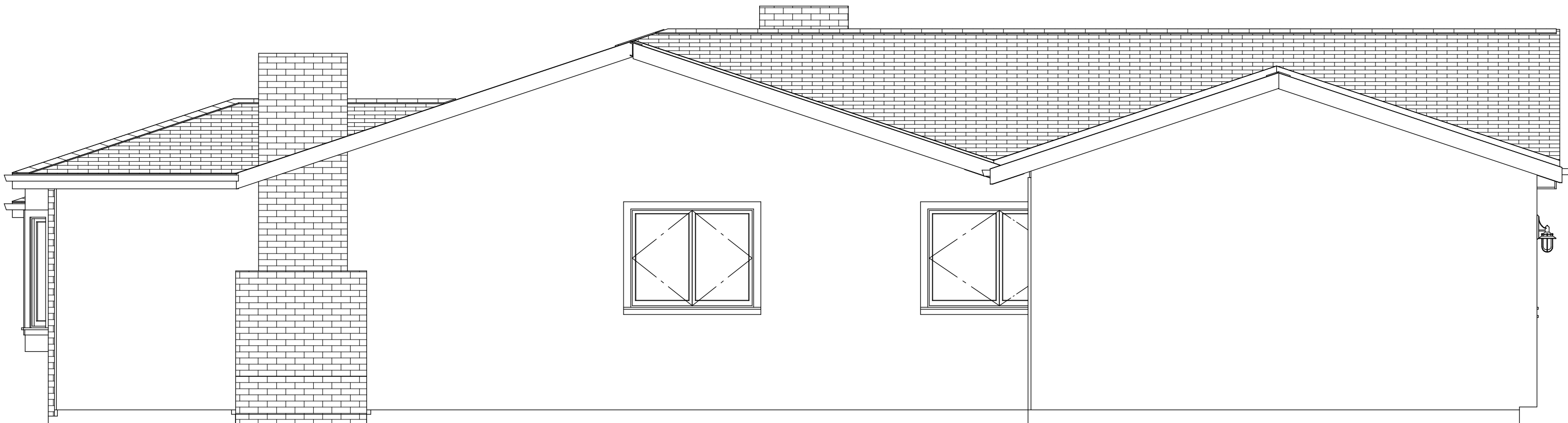
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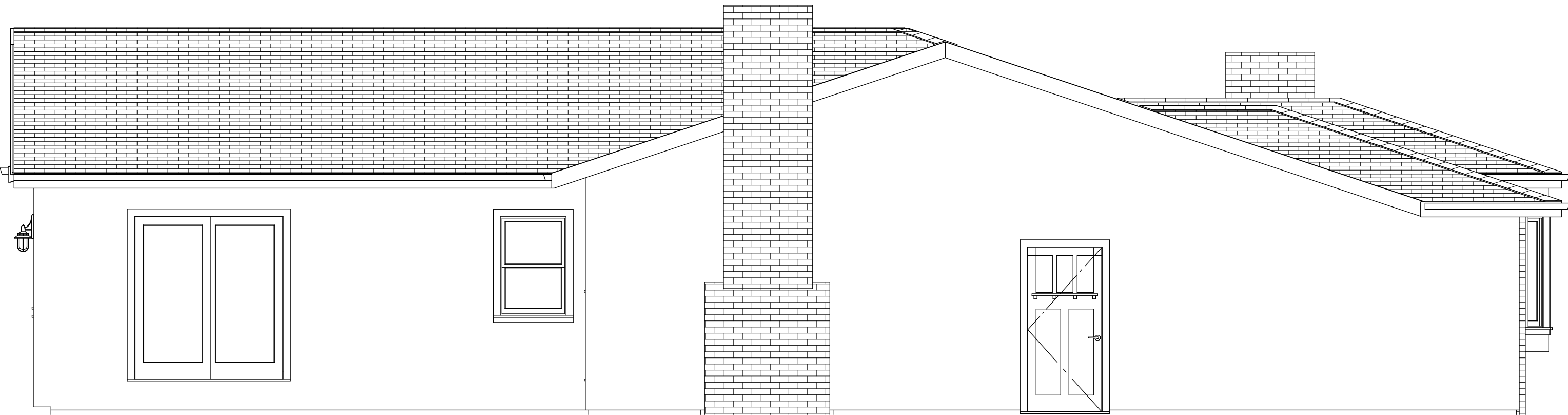
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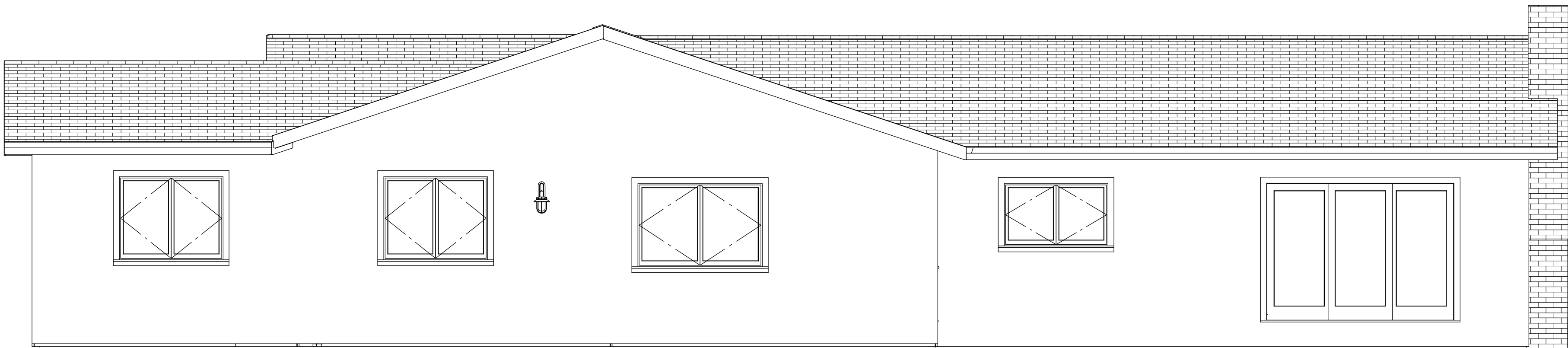
FRONT



SIDE



SIDE



BACK

EXISTING ELEVATIONS

1/4"=1'-0"

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A-3

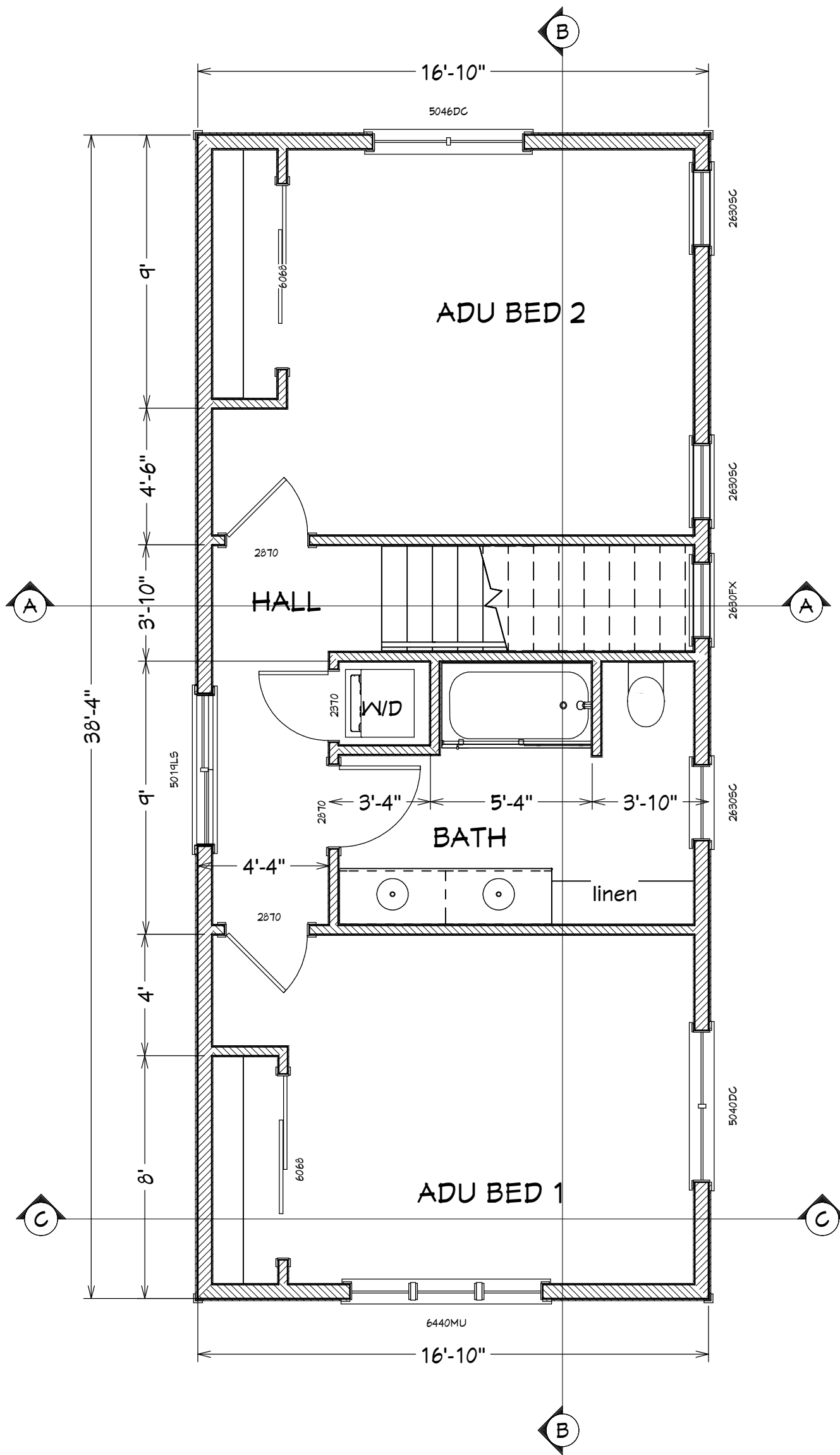


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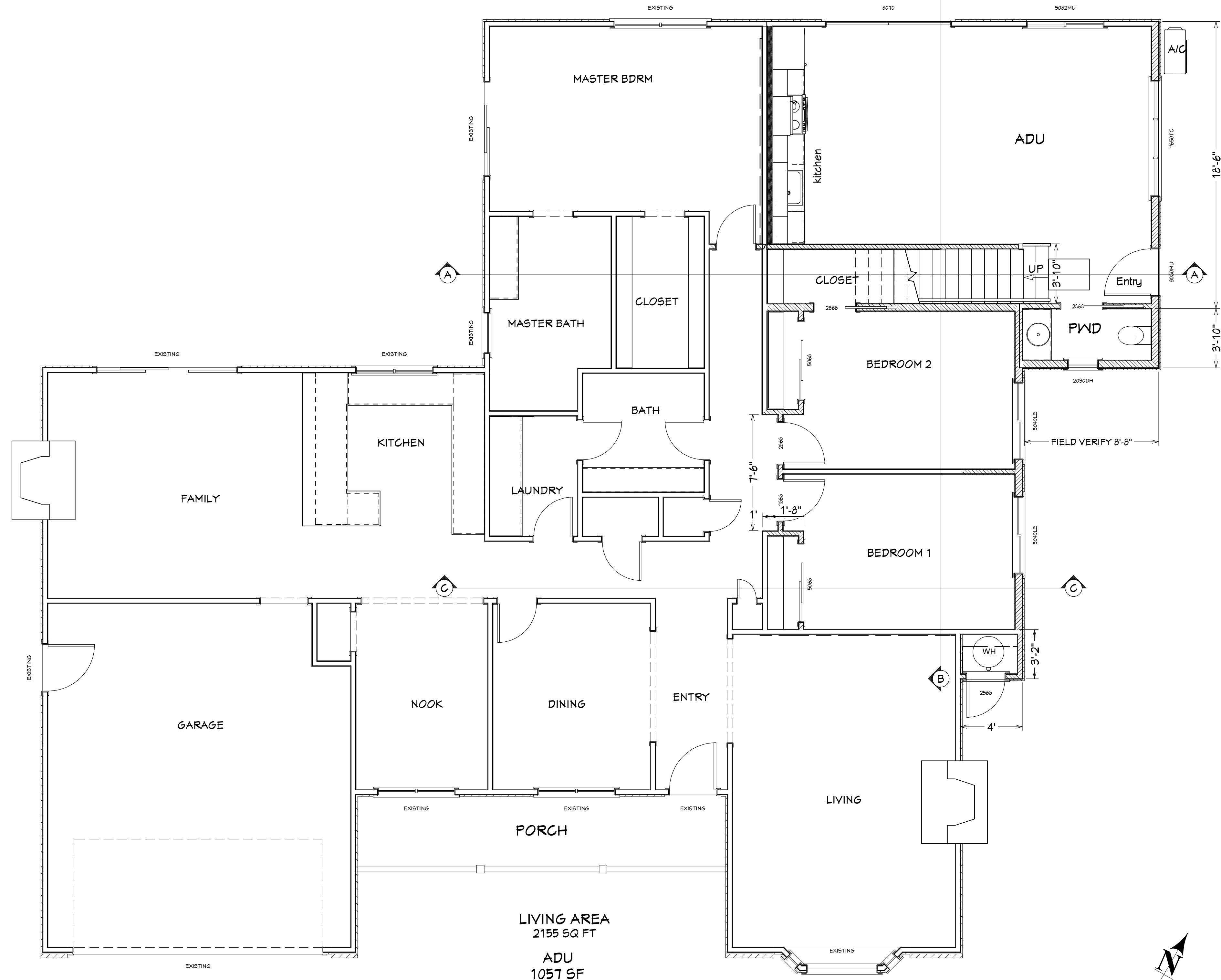
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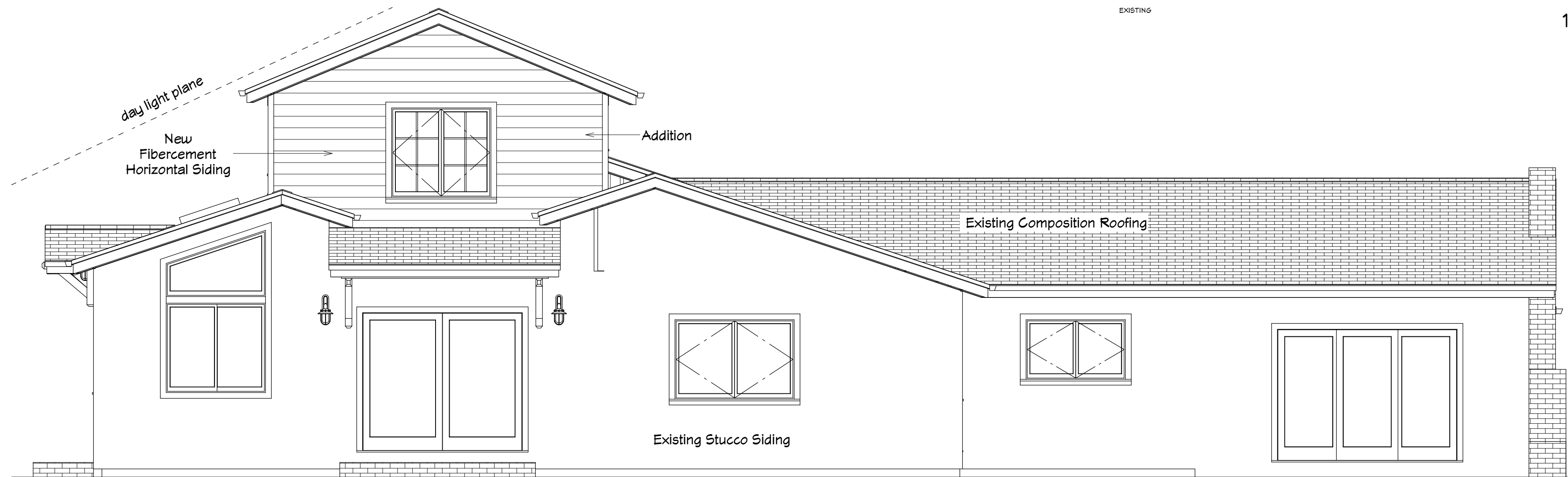
NEW SECOND FLOOR

1/4"=1'-0"



NEW FIRST FLOOR

1/4"=1'-0"



NORTH REAR ELEVATION

1/4"=1'-0"

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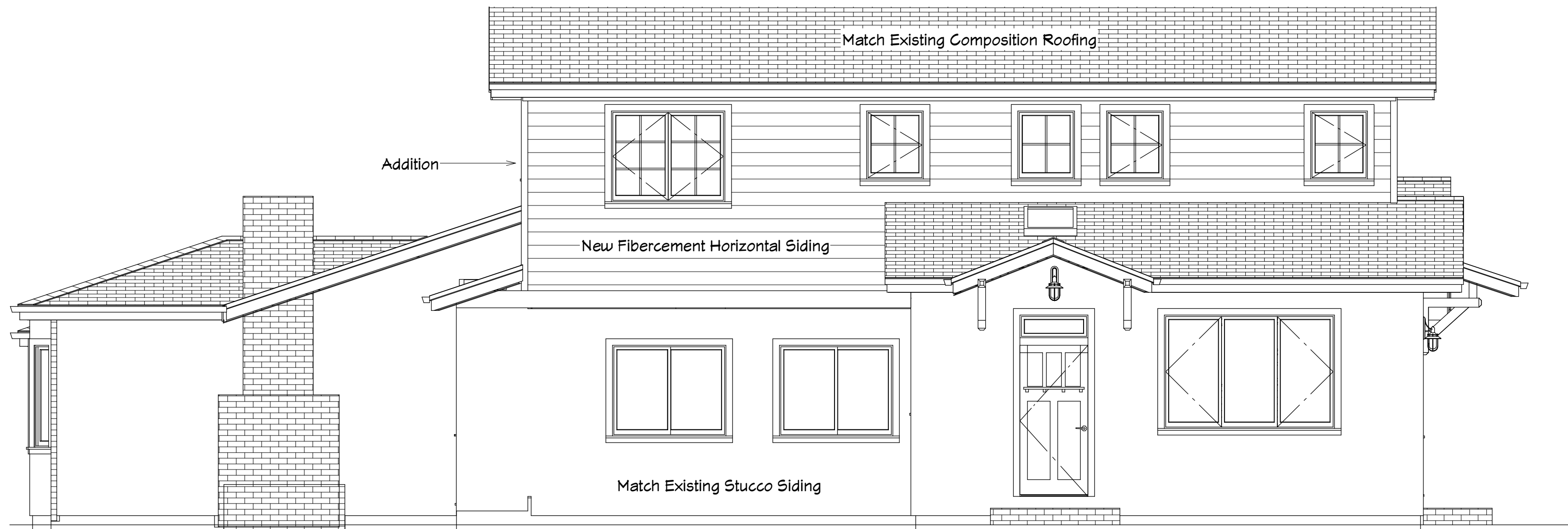
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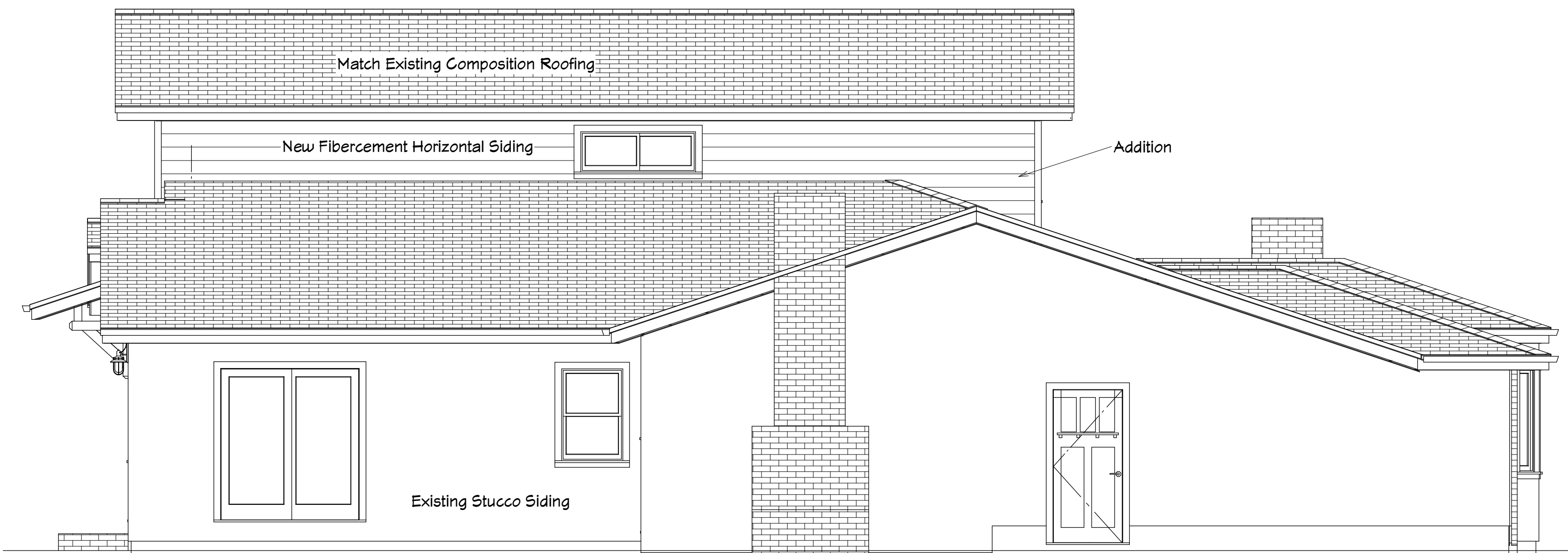
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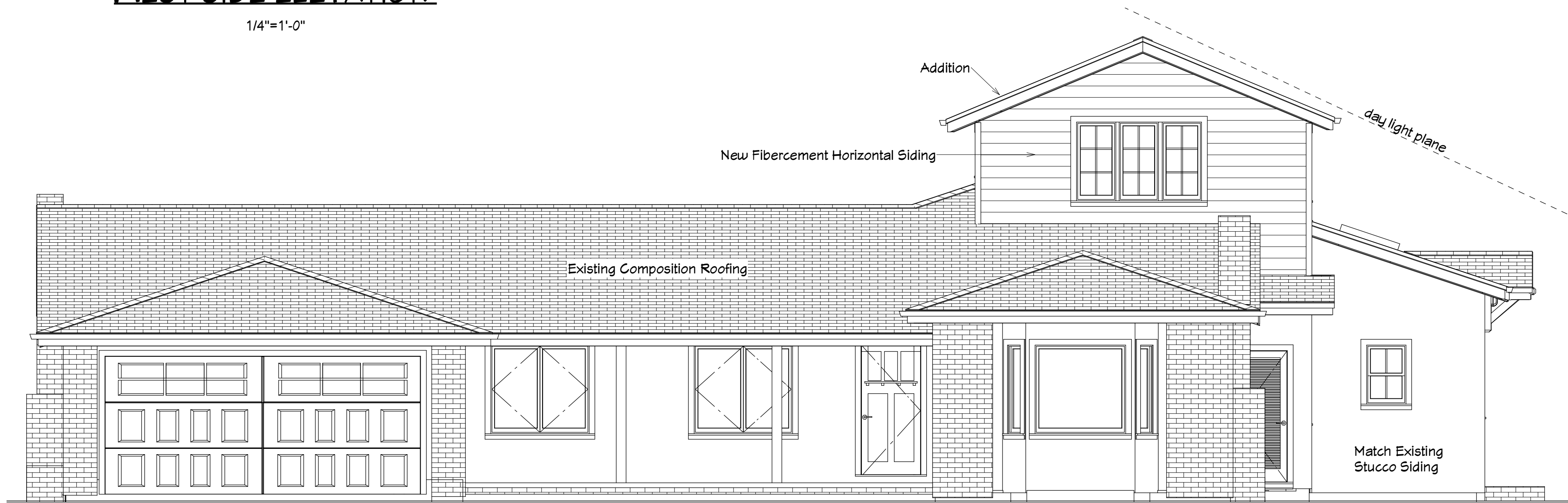
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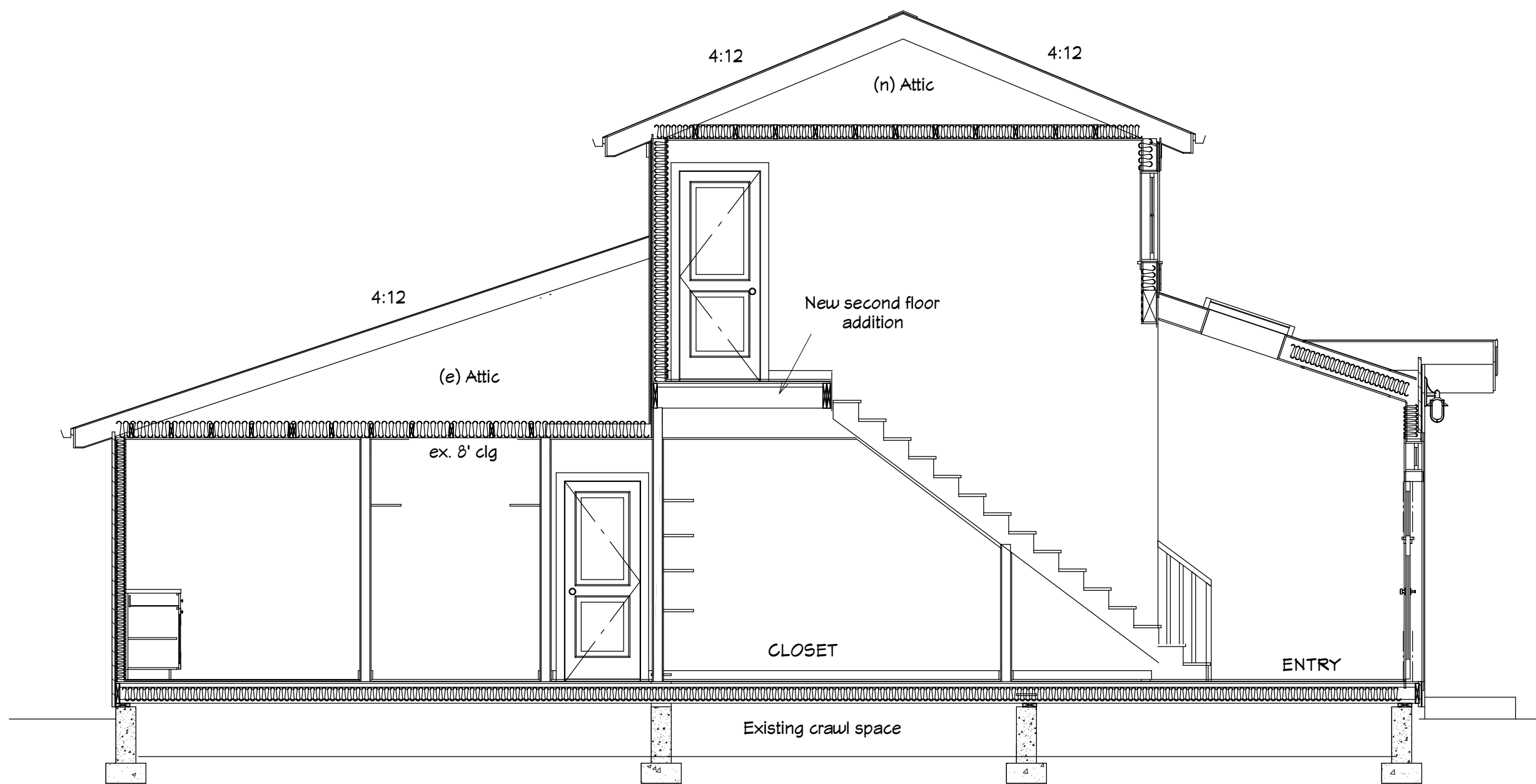
EAST SIDE ELEVATION
1/4"=1'-0"



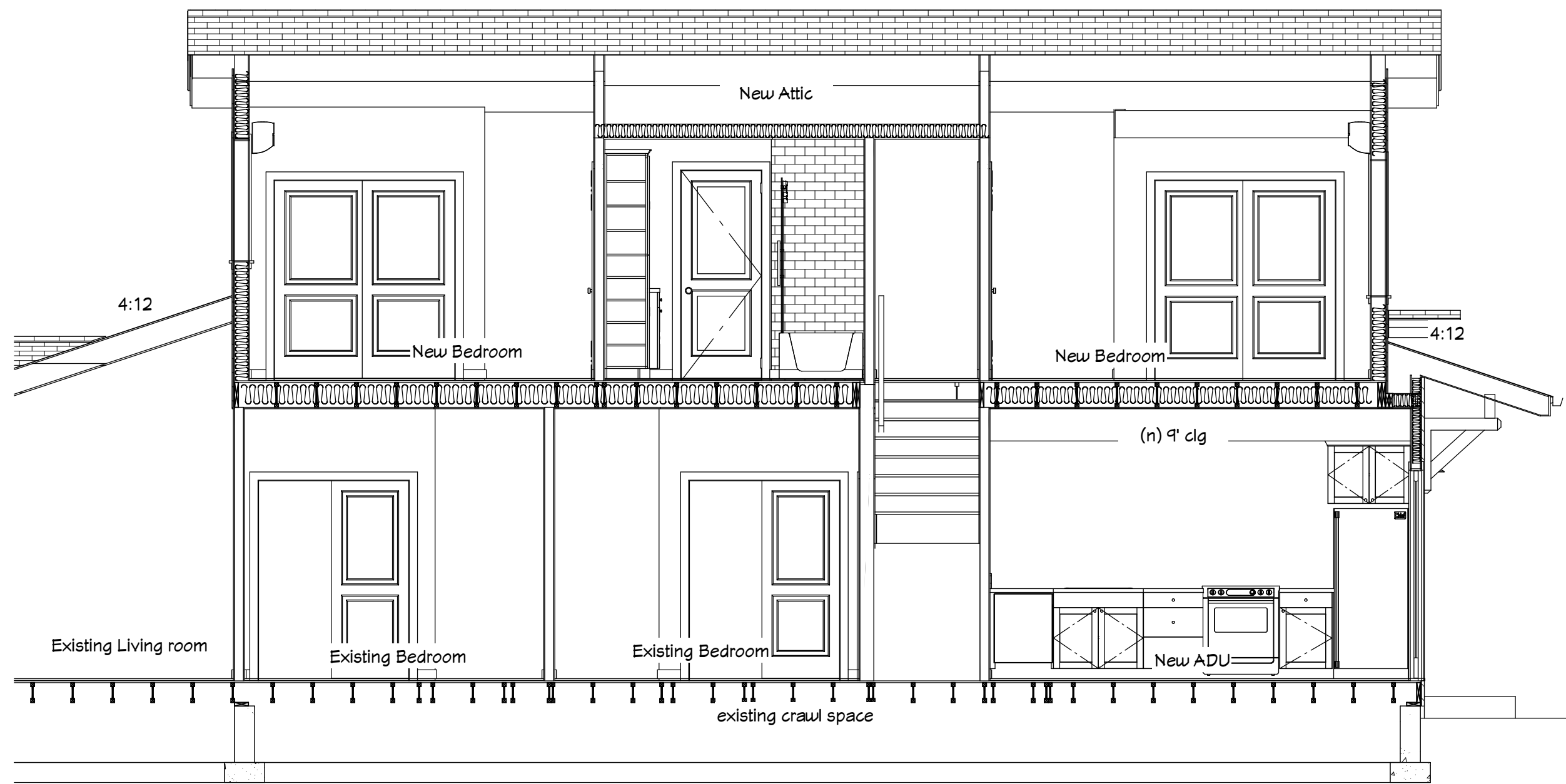
WEST SIDE ELEVATION
1/4"=1'-0"



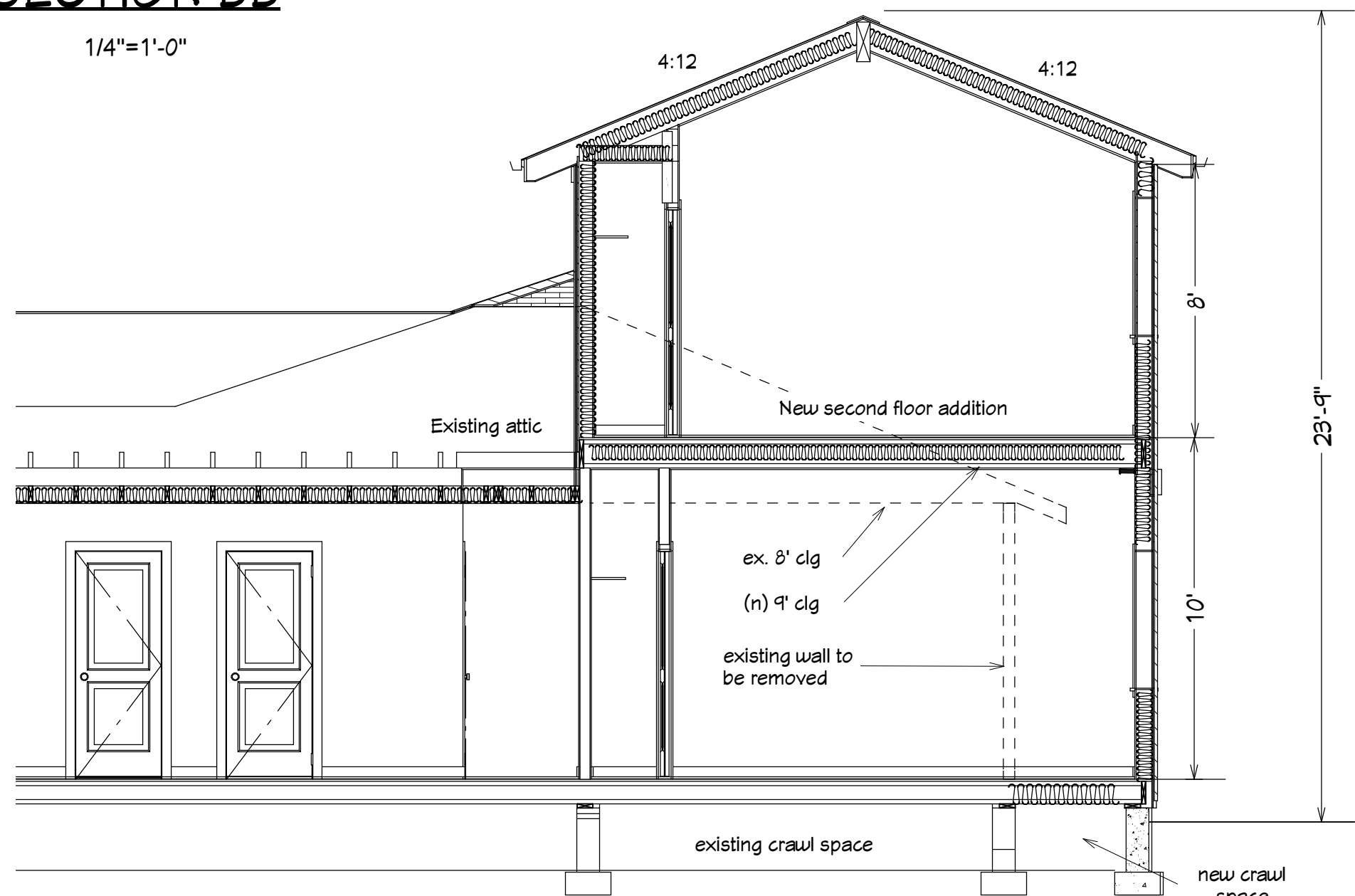
SOUTH FRONT ELEVATION
1/4"=1'-0"



SECTION AA
1/4"=1'-0"



SECTION BB
1/4"=1'-0"



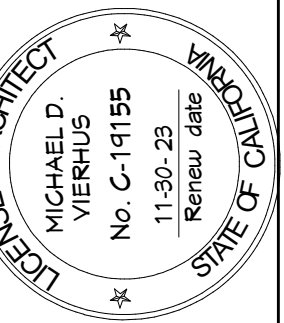
SECTION CC
1/4"=1'-0"

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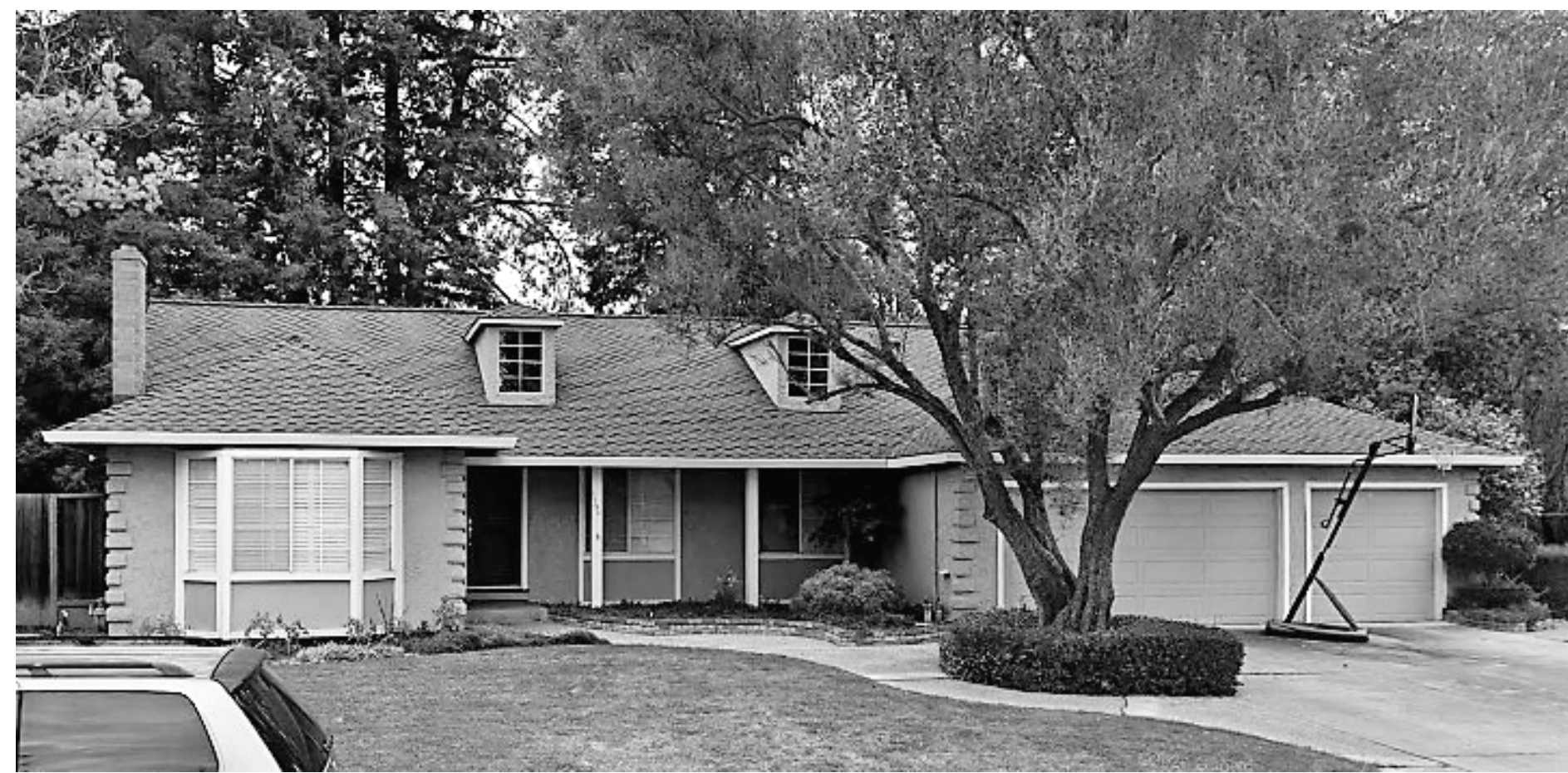
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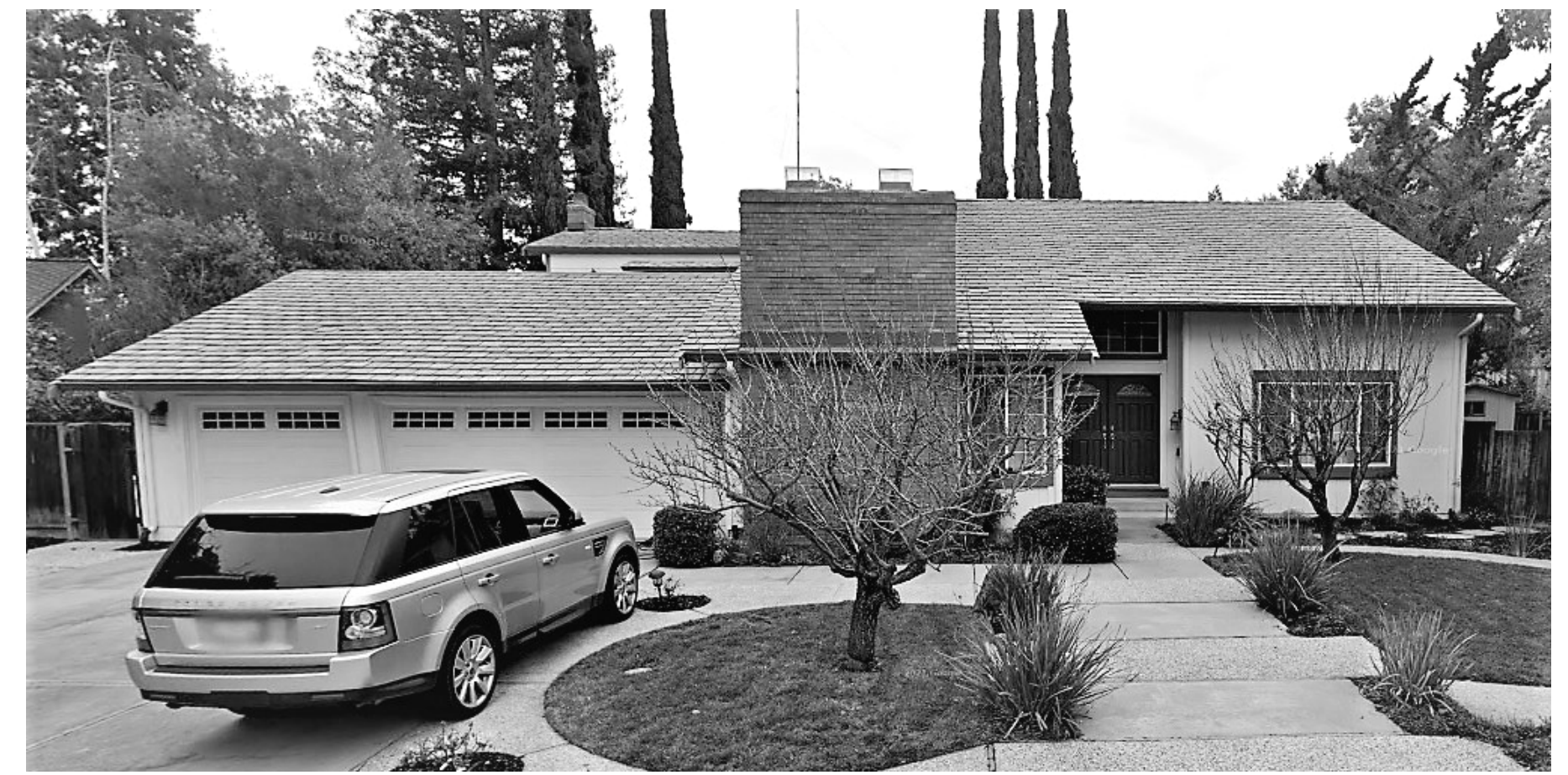
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1196 St Charles Court



1192 St Charles Court



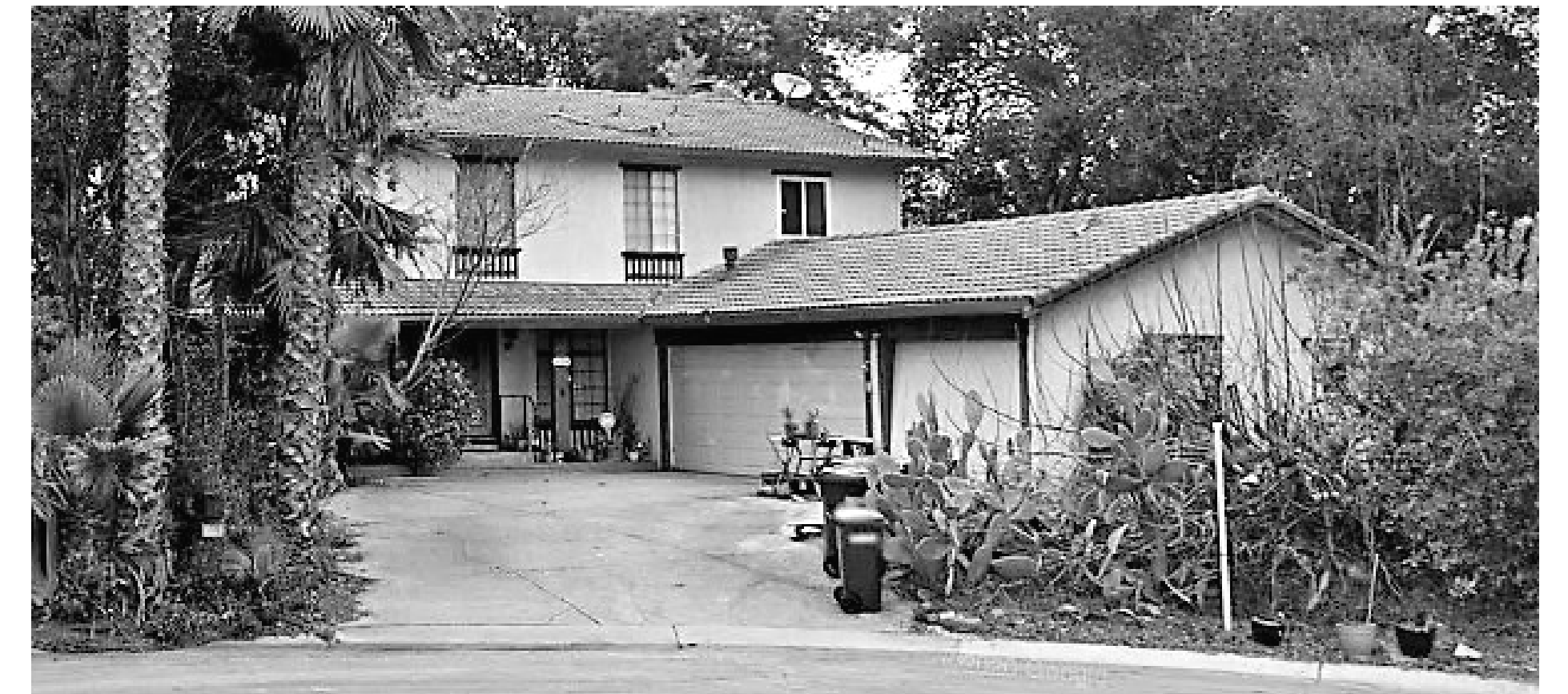
1188 St Charles Court



1184 St Charles Court



1180 St Charles Court- Project Address



1176 St Charles Court



1173 St Charles Court



1181 St Charles Court



1185 St Charles Court



1191 St Charles Court



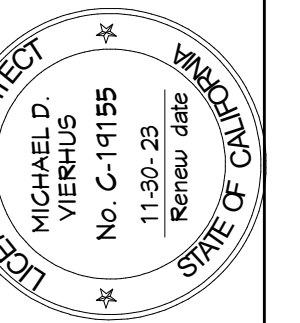
1195 St Charles Court

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